

Matthew Normand
City Clerk




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CITY OF MANCHESTER
Office of the City Clerk

MEMORANDUM

To: Committee on Lands and Buildings

From: Maura Leahy 
Administrative Assistant

Date: March 14, 2013

Re: Agenda Addendum

Attached is a communication from Leon LaFreniere, Planning and Community Development Director, that provides additional information for item three on the March 18, 2013, agenda.



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Matthew M. Sink
Deputy Director - Building Regulations

15 March, 2013

Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, N.H. 03101

RE: *"Surplus" report concerning private sector request to acquire city-owned Granite Street parcel at TM 692, Lot 11*

Dear Committee Members:

Background:

A restaurant developer currently negotiating the purchase of a Manchester Development Corporation (MDC) owned parcel on the south side of Granite Street, at its intersection with Second Street (TM TPK 3, Lot 5), has recently forwarded to the City a conditional offer to purchase a 9,444 s.f. city-owned parking lot parcel known as TM 692, Lot 11, which is located immediately across the Granite/Second Street intersection from the proposed restaurant site (see attached map). The restaurant developer's letter of intent with respect to these actions makes it clear that their proposed acquisition of the MDC parcel for restaurant development is contingent upon their acquisition of city-owned Lot 11 for employee parking.

Surplus Determination:

The City has previously disposed of Lot 11 (along with the abutting Lot 11A) for private sector use in 2012 when it was sold to the Andrade Development Group for development of a Dunkin Donuts business. The City has, since that time, reacquired Lot 11 from Andrade Development Group. Given this recent history of seeking to place Lot 11 back on the tax rolls, and given that there is no call by other City Agencies for use of the land, we have determined that there are no known reasons why the City should retain long-term ownership of the parcel in question and it is, therefore, the recommendation of the Planning & Community Development Department that it be deemed surplus to City needs.

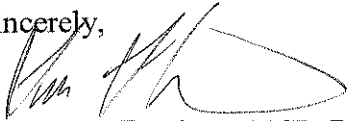
Method of Sale:

City Ordinance 34.21 requires that all surplus city property shall be disposed of by public sale unless otherwise ordered by the Board of Mayor and Aldermen on recommendation of the Committee on Lands and Buildings. Disposition *"other than by public sale is authorized only where such is in the best interest of the city, is required by justice or if other good reason exists."*

Because the City has received a conditional purchase offer for Lot 11 so that it can be used to augment and further the private sector development of neighboring Lot 5 across Granite as a restaurant site, and because Lot 11 is relatively small for development potential, the Committee may find that *"good reason exists"* to authorize its sale to the restaurant developer.

If you have any questions, I will be available at your meeting.

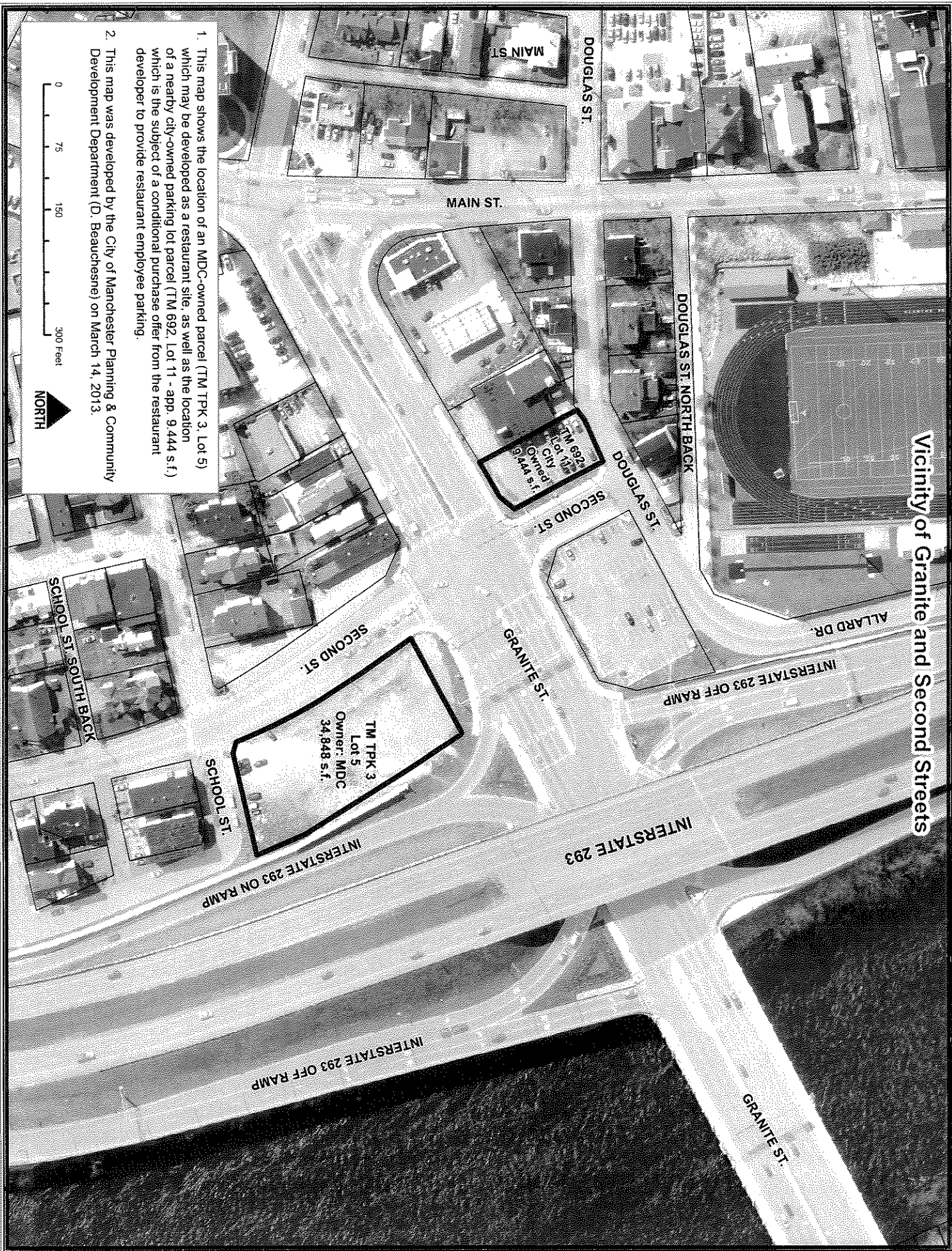
Sincerely,

A handwritten signature in black ink, appearing to read 'Leon L. LaFreniere', written over the word 'Sincerely,'.

Leon L. LaFreniere, AICP, Director

Copy: file

Vicinity of Granite and Second Streets



1. This map shows the location of an MDC-owned parcel (TM TPK 3, Lot 5) which may be developed as a restaurant site, as well as the location of a nearby city-owned parking lot parcel (TM 692, Lot 11 - app. 9,444 s.f.) which is the subject of a conditional purchase offer from the restaurant developer to provide restaurant employee parking.

2. This map was developed by the City of Manchester Planning & Community Development Department (D. Beauchessne) on March 14, 2013.

0 75 150 300 Feet

